

**10 Tinnock Pl, Orange, NSW 2800**

**Call Agent**

House 8  5  4 



## MODERN COMFORT, SPACIOUS LIVING | WITH VALLEY VIEWS!

Set within a tightly held estate framed by sweeping valley views to Mount Canobolas, 10 Tinnock Place makes an impression from the moment you arrive.

**Open for Inspection**

By Appointment.

Grand in scale yet thoughtfully considered, the home offers a series of generous spaces that invite both connection and retreat. At its heart is a kitchen that balances presence with practicality, where expansive bench space, quality appliances and natural flow make it equally suited to relaxed family meals and larger-scale entertaining.

Multiple living and dining zones unfold seamlessly, creating a sense of openness and flexibility. Features such as the gas fireplace and built-in bar add warmth and character, while well-proportioned bedrooms, complemented by updated bathrooms and ample storage, ensure the home feels carefully considered at every turn.

Beyond the interiors, an enclosed alfresco extends the living space outdoors, designed for year-round enjoyment. The surrounding grounds (approximately 2,070sqm) are established and beautifully balanced, offering pockets to relax, entertain or simply take in the outlook, all supported by strong water security via a fully operational bore.

Positioned just a short drive from the Orange CBD, this is a home that delivers privacy, scale and outlook, without ever feeling removed from the rhythm of town life.

### Property Features:

- Expansive kitchen with large island, prep bench and breakfast bar
- Quality appliances including double pyrolytic ovens
- Five bathrooms, including two updated
- Eight bedrooms, main bedroom with WIR, all other bedrooms with BIR
- Multiple living, dining and entertaining zones
- New automated blinds throughout
- Cozy gas fireplace alongside a built-in bar
- Reverse cycle heating and cooling
- Enclosed all season alfresco equipped with open fire and BBQ facilities

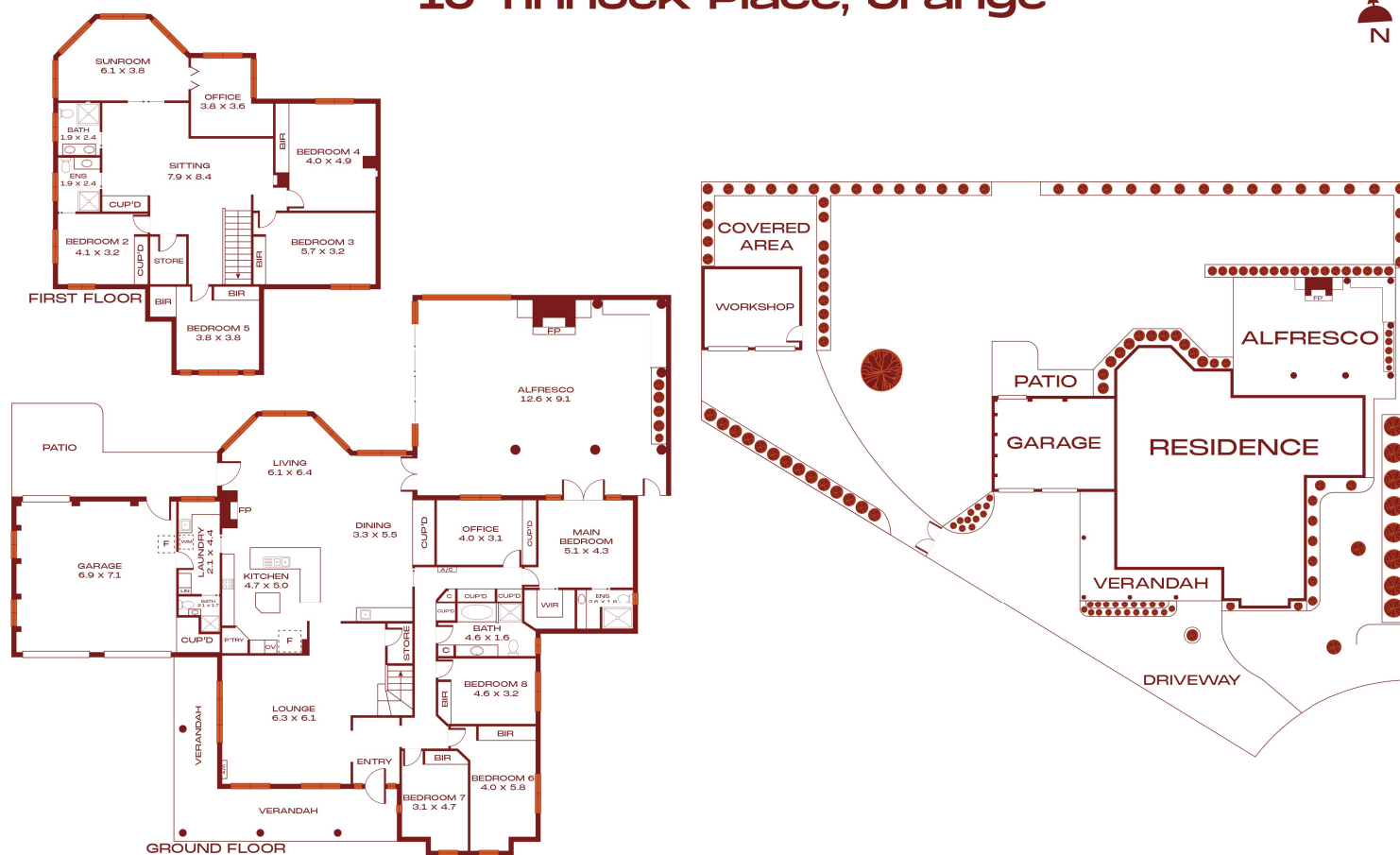
### Listed By



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## 10 Tinnock Place, Orange



While this is a really good floorplan, it's just for marketing purposes.